



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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11 Abbotts Close
Congleton, Cheshire CW12 3JD

Selling Price: £260,000

- WELL PRESENTED SEMI DETACHED BUNGALOW
- DINING KITCHEN, LOUNGE PLUS SUN ROOM
- TWO DOUBLE BEDROOMS
- STYLISH CONTEMPORARY BATHROOM
- SUBSTANTIAL DRIVEWAY FOR SEVERAL VEHICLES
- ENCLOSED REAR GARDEN
- DETACHED WORKSHOP/GARAGE
- HIGHLY SOUGHT AFTER AREA OF MOSSLEY

FOR SALE BY PRIVATE TREATY (Subject to contract)

Lovely Two-Bedroom Bungalow in desirable Mossley.

We are thrilled to present this charming two-bedroom semi-detached bungalow, nestled in the highly sought-after Mossley area.

This beautifully maintained home offers spacious, comfortable living and a generous plot, making it an ideal choice for those seeking a homely retreat. Inside this delightful property, you'll discover a welcoming entrance porch that leads into a spacious hallway. The bright and airy lounge, complete with a bay window, creates a perfect space to relax. The modern dining kitchen, perfect for entertaining, seamlessly flows into a sun room, offering a tranquil garden view. Two generously sized double bedrooms and a stylish contemporary bathroom complete the internal accommodation.

Step outside to discover a lovingly maintained front garden adorned with mature plants and shrubs. The rear garden is a private oasis, featuring a lovely lawn, a spacious patio ideal for al fresco dining, and is enclosed by hedging and fencing for great privacy.

The property boasts a substantial driveway providing ample off-road parking for multiple vehicles, as well as a detached workshop/garage offering versatile storage options.

Mossley's prime location offers easy access to Congleton town centre, excellent bus routes, local primary schools, the railway station, picturesque walks, and the renowned Congleton Golf Course.

To fully appreciate the charm and appeal of this exceptional bungalow, a viewing is essential.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to entrance vestibule.

VESTIBULE : Quarry tiled floor. PVCu double glazed door to:

HALL : Low voltage downlighters inset. Contemporary style radiator. 13 Amp power points. Access to roof space. Full length store cupboard.

LOUNGE 13' 10" x 12' 5" (4.21m x 3.78m) into bay: PVCu double glazed bay window to front aspect. Contemporary style to front aspect. 13 Amp power points. Cast iron stove set on stone hearth. Oak effect floor.

BREAKFAST KITCHEN 11' 8" x 11' 5" (3.55m x 3.48m): PVCu double glazed window to side aspect. Extensive range of light oak eye level and base units having marble effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Space for slot-in gas cooker. Space for tumble dryer and fridge. Single panel central heating radiator. 13 Amp power points. Tiled floor. Store cupboard. Multi-glazed doors.

SUN ROOM 12' 6" x 4' 7" (3.81m x 1.40m): Brick built base with PVCu double glazed upper glazed panels with triple polycarbonate roof over. Single panel central heating radiator. 13 Amp power points. Ceramic tiled floor.

UTILITY 5' 3" x 2' 8" (1.60m x 0.81m): Space and plumbing for washing machine.

BEDROOM 1 FRONT 12' 7" x 11' 9" (3.83m x 3.58m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 11' 5" x 10' 1" (3.48m x 3.07m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 10" x 5' 7" (2.39m x 1.70m): PVCu double glazed window to rear aspect. Modern white suite comprising low level W.C., ceramic wash hand basin with cupboard below and panelled bath with Victorian style thermostatically controlled mains fed shower. Grey tiles to splashbacks. Period style towel radiator. Grey oak effect flooring.

OUTSIDE :

FRONT : Tarmacadam driveway for numerous vehicles which continues down the side to the rear.

REAR : Extending from the rear of the property is an Indian stone paved terrace beyond which are lawned gardens encompassed with deep borders.

LARGE TIMBER WORKSHOP 19' 8" x 9' 8" (5.99m x 2.94m) internal measurements: Double doors. Power and light.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 3JD

7/19/24, 3:23 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | Contact

Energy performance certificate (EPC)

11, Ashley Close CONGLETON CW12 3JD	Energy rating D	Valid until 29 June 2025
Certificate number M45-7226-1740-4141-7526		

Property type
Semi-detached bungalow

Total floor area
70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and information rules](#) [www.gov.uk/government/guidance/energy-performance-certificate-property-letting-requirements](#)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86-91
69-80	C		
55-68	D	64-68	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/6425-7226-1740-4141-7526>

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